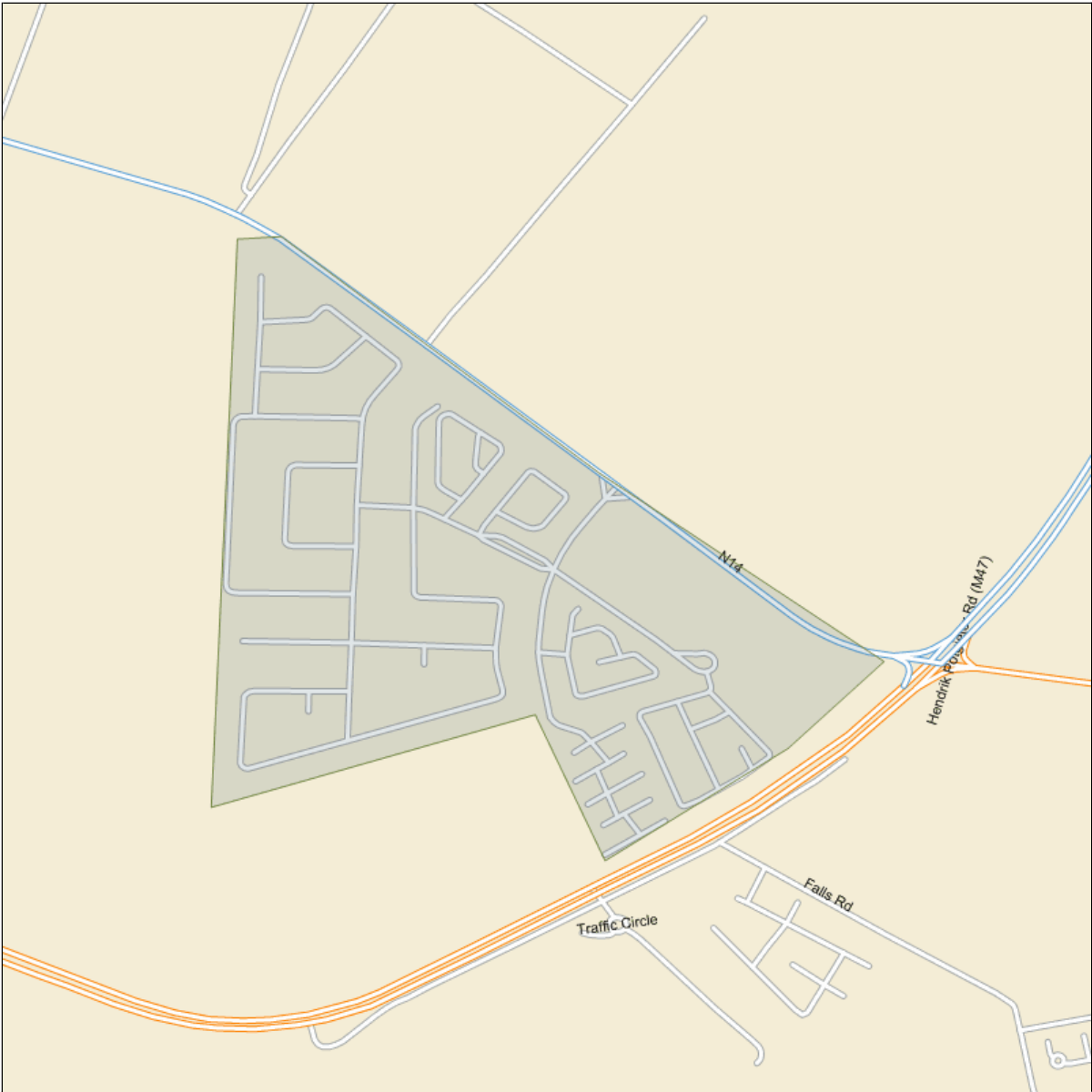


Suburb Report

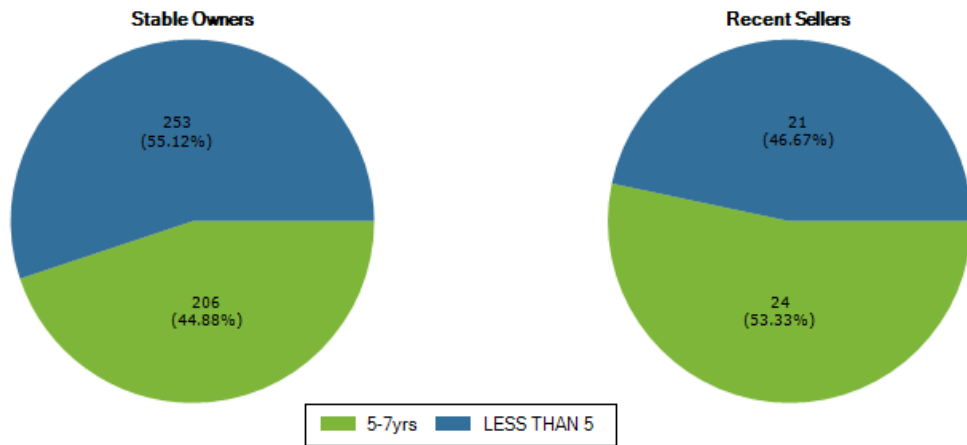
New Search

Suburb Details

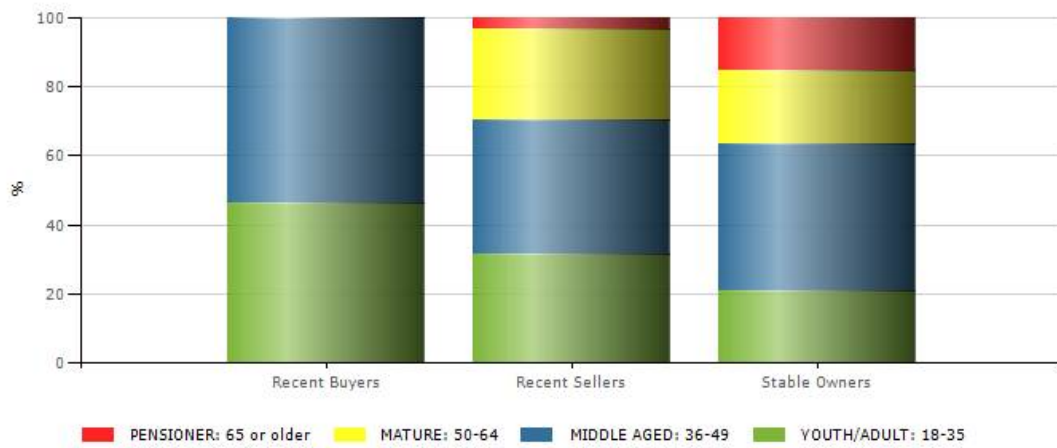
Suburb: PINEHAVEN
Township: PINEHAVEN
Municipality: Mogale City
Province: Gauteng



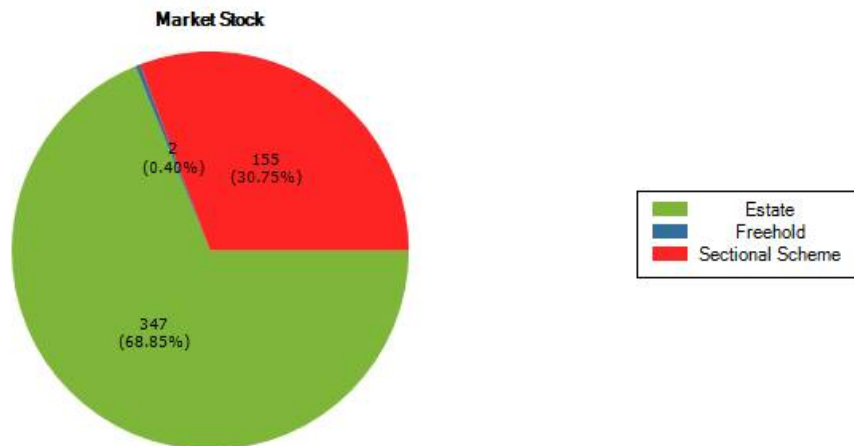
Tenure of Owners



Age of Residents



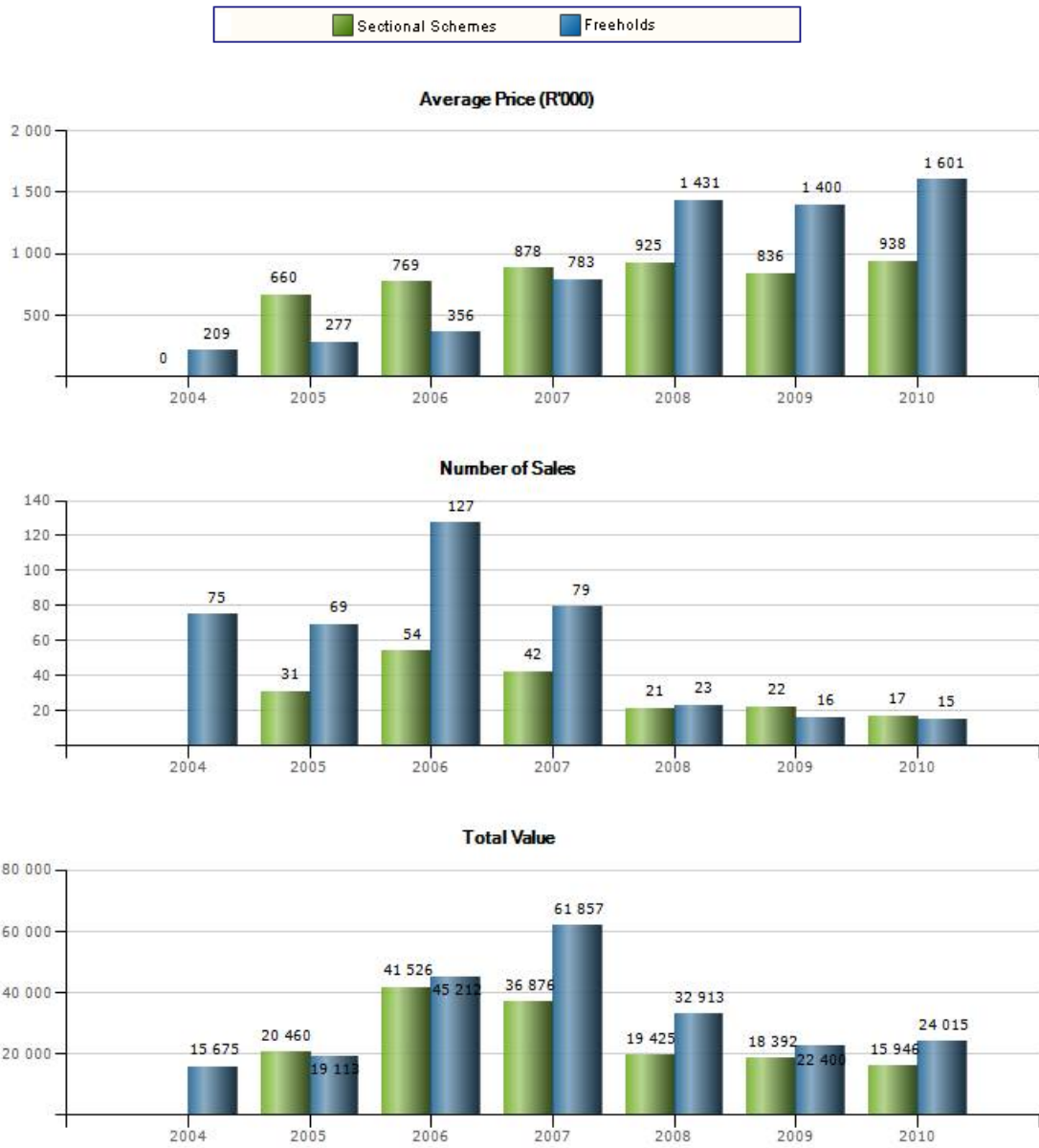
Market Stock:



Transfer Information

Transfer Information Up to Sep 2010						*All ZAR Values in R'000				
Property Transfer Information	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Property Data										
NEW										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0	1	100.0	1 500	100.0	1 500
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0	1	100	1 500	100	1 500
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
REPEAT										
EST										
R0 - R400000		0.0		0.0	0	1	3.2	350	0.8	350
R400000 - R800000		0.0		0.0	0	3	9.7	1 680	3.8	560
R800000 - R1.5mil	3	50.0	3 825	38.3	1 275	14	45.2	15 155	34.7	1 083
R1.5mil - R3mil	3	50.0	6 155	61.7	2 052	13	41.9	26 455	60.6	2 035
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	6	100	9 980	100	1 663	31	100	43 640	100	1 408
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	33.3	675	27.4	675	4	30.8	2 915	24.7	729
R800000 - R1.5mil	2	66.7	1 790	72.6	895	9	69.2	8 880	75.3	987
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	3	100	2 465	100	822	13	100	11 795	100	907
Totals Per Price band										
R0 - R400000		0.0		0.0	0	1	2.2	350	0.6	350
R400000 - R800000	1	11.1	675	5.4	675	7	15.6	4 595	8.1	656
R800000 - R1.5mil	5	55.6	5 615	45.1	1 123	24	53.3	25 535	44.8	1 064
R1.5mil - R3mil	3	33.3	6 155	49.5	2 052	13	28.9	26 455	46.5	2 035
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	9	100	12 445	100	1 383	45	100	56 935	100	1 265

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
LANGEBERG	MOSSEL BAY	WESTERN CAPE	621	1 753 000
LIBRADENE	EKURHULENI	GAUTENG	622	1 751 791
VALLEY VIEW ESTATE	CITY OF TSHWANE	GAUTENG	623	1 749 915
OLD BENONIANS	EKURHULENI	GAUTENG	624	1 749 048
SUNNINGHILL	CITY OF JOHANNESBURG	GAUTENG	625	1 747 287
PINEHAVEN	MOGALE CITY	GAUTENG	626	1 742 798
RUITERHOF	CITY OF JOHANNESBURG	GAUTENG	627	1 742 301
INADAN AH	CITY OF JOHANNESBURG	GAUTENG	628	1 742 174
WESTCLIFF	OVERSTRAND	WESTERN CAPE	629	1 740 709
VLOTTENBURG	STELLENBOSCH	WESTERN CAPE	630	1 739 714
WILLOW PARK AH	CITY OF TSHWANE	GAUTENG	631	1 736 957

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
VIEW CREST	CITY OF JOHANNESBURG	GAUTENG	299	1 755 172
LIBRADENE	EKURHULENI	GAUTENG	300	1 751 791
VALLEY VIEW ESTATE	CITY OF TSHWANE	GAUTENG	301	1 749 915
OLD BENONIANS	EKURHULENI	GAUTENG	302	1 749 048
SUNNINGHILL	CITY OF JOHANNESBURG	GAUTENG	303	1 747 287
PINEHAVEN	MOGALE CITY	GAUTENG	304	1 742 798
RUITERHOF	CITY OF JOHANNESBURG	GAUTENG	305	1 742 301
INADAN AH	CITY OF JOHANNESBURG	GAUTENG	306	1 742 174
WILLOW PARK AH	CITY OF TSHWANE	GAUTENG	307	1 736 957
NORTHVALE AH	MOGALE CITY	GAUTENG	308	1 735 294
NORWOOD	CITY OF JOHANNESBURG	GAUTENG	309	1 733 136

Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
LINDLEY	MOGALE CITY	GAUTENG	1	3 441 667
DISWILMAR AH	MOGALE CITY	GAUTENG	2	3 170 323
FEATHERBROOKE ESTATE	MOGALE CITY	GAUTENG	3	2 559 884
STEYNSVLEI AH	MOGALE CITY	GAUTENG	4	2 357 576
HELDERBLOM AH	MOGALE CITY	GAUTENG	5	1 844 200
PINEHAVEN	MOGALE CITY	GAUTENG	6	1 742 798
NORTHVALE AH	MOGALE CITY	GAUTENG	7	1 735 294
PROTEA RIDGE AH	MOGALE CITY	GAUTENG	8	1 663 837
CHANCLIFF AH	MOGALE CITY	GAUTENG	9	1 602 157
HOMES HAVEN	MOGALE CITY	GAUTENG	10	1 552 538
MULDERSDRIFT	MOGALE CITY	GAUTENG	11	1 517 603

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
FAERIE GLEN	CITY OF TSHWANE	GAUTENG	391	974 214
ESSEXWOLD	EKURHULENI	GAUTENG	392	973 966
BRENTON ON LAKE	KNYSNA	WESTERN CAPE	393	972 121
KIEPERSOL	MANGAUNG	FREE STATE	394	971 262
MEERHOF	LOCAL MUNICIPALITY OF MADIBENG	NORTH WEST	395	971 226
PINEHAVEN	MOGALE CITY	GAUTENG	396	966 078
SEDGEFIELD	KNYSNA	WESTERN CAPE	397	962 969
WORLDS VIEW	CITY OF CAPE TOWN	WESTERN CAPE	398	962 500
SCOTTBURGH SOUTH	UMDONI	KWAZULU NATAL	399	960 699
GLENVISTA	CITY OF JOHANNESBURG	GAUTENG	400	960 501
VAN DER BIJL PARK S W NO 5 EXT 5	EMFULENI	GAUTENG	401	959 669

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
MONTANA PARK	CITY OF TSHWANE	GAUTENG	142	992 353
VILLA ROSA	CITY OF TSHWANE	GAUTENG	143	986 000
CONSTANTIA PARK	CITY OF TSHWANE	GAUTENG	144	975 233
FAERIE GLEN	CITY OF TSHWANE	GAUTENG	145	974 214
ESSEXWOLD	EKURHULENI	GAUTENG	146	973 966
PINEHAVEN	MOGALE CITY	GAUTENG	147	966 078
GLENVISTA	CITY OF JOHANNESBURG	GAUTENG	148	960 501
VAN DER BIJL PARK S W NO 5 EXT 5	EMFULENI	GAUTENG	149	959 669
HOMES HAVEN	MOGALE CITY	GAUTENG	150	959 552
BENONI SOUTH	EKURHULENI	GAUTENG	151	959 412
THORNHILL	CITY OF JOHANNESBURG	GAUTENG	152	958 750

Municipal Ranking (Sectional Scheme):

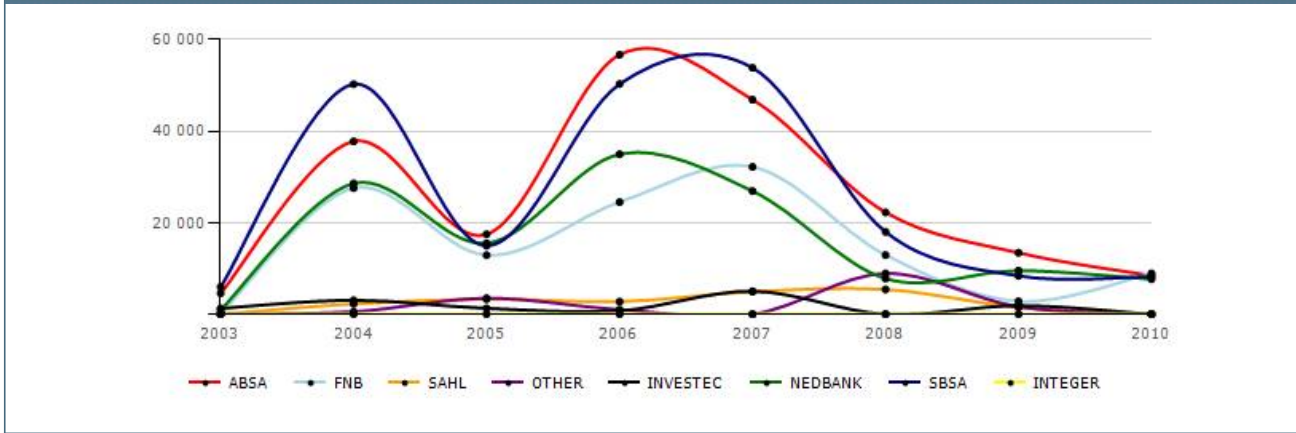
Number of suburbs: 27

Suburb	Municipality	Province	Rank	Mean Valuation (R)
PINEHAVEN	MOGALE CITY	GAUTENG	1	966 078
HOMES HAVEN	MOGALE CITY	GAUTENG	2	959 552
FEATHERBROOKE ESTATE	MOGALE CITY	GAUTENG	3	933 488
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	4	800 675
CHANCLIFF AH	MOGALE CITY	GAUTENG	5	790 000
EARLY DAWN	MOGALE CITY	GAUTENG	6	758 144

Bond Information

						*All ZAR Values in R'000				
Deeds Office Information Up to Sep 2010	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Bond data										
ORDINARY LOAN										
ABSA	3	33.3	4 011	37.1	1 337	10	28.6	13 369	32.0	1 337
FNB	2	22.2	2 145	19.8	1 073	10	28.6	10 743	25.7	1 074
NEDBANK	3	33.3	3 795	35.1	1 265	8	22.9	10 115	24.2	1 264
SAHL	1	11.1	860	8.0	860	2	5.7	1 590	3.8	795
SBSA		0.0		0.0	0	5	14.3	5 907	14.2	1 181
Total	9	100	10 811	100	1 201	35	100	41 724	100	1 192
FURTHER ADVANCE										
ABSA		0.0		0.0	0	2	20.0	1 988	45.4	994
FNB		0.0		0.0	0	4	40.0	680	15.5	170
NEDBANK	1	100.0	101	100.0	101	2	20.0	301	6.9	150
SBSA		0.0		0.0	0	2	20.0	1 411	32.2	705
Total	1	100	101	100	101	10	100	4 379	100	438
SWITCH IN										
NEDBANK		0.0		0.0	0	2	66.7	1 178	28.2	589
SBSA		0.0		0.0	0	1	33.3	2 995	71.8	2 995
Total		0		0	0	3	100	4 173	100	1 391
Bank Totals										
ABSA	3	30.0	4 011	36.8	1 337	12	25.0	15 356	30.5	1 280
FNB	2	20.0	2 145	19.7	1 073	14	29.2	11 423	22.7	816
NEDBANK	4	40.0	3 896	35.7	974	12	25.0	11 594	23.1	966
SAHL	1	10.0	860	7.9	860	2	4.2	1 590	3.2	795
Total bonds registered	10	100	10 912	100	1 091	48	100	50 276	100	1 047
SWITCH OUT										
ABSA		0.0		0.0	0	1	33.3	2 800	62.2	2 800
FNB		0.0		0.0	0	1	33.3	462	10.3	462
OTHER		0.0		0.0	0	1	33.3	1 240	27.5	1 240
Total		0		0	0	3	100	4 502	100	1 501
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	50.0	2 800	70.0	2 800
NEDBANK		0.0		0.0	0	1	50.0	1 200	30.0	1 200
Total		0		0	0	2	100	4 000	100	2 000

Lending By Institution (values in R000)



Amenities:

Type	Amenity
PoliceStation	Police SAPS - Muldersdrift
School	School
School	Kings Christian School - Malcolm Road Entrance
SecondarySchool	Noordheuwel High School
ShoppingCentre	Noordheuwel Shopping Centre
ShoppingCentre	Noord Heuwel Mall
ShoppingCentre	Shopping Centre

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and – despite the application of proprietary data cleaning processes – cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person.

Explanatory Notes

The Suburb Details section shows a map with the outline of the suburb which assists the user in visually referencing the area.

The Transfer Information shows the number of property transfers for the suburb split into New (first time registrations) and Repeat sales. The new and repeat data is further split into free hold (FH), sectional scheme (SS) and Estates (EST) shown in a 3 month and 12 month view.

The Suburb Trends graphs show the average price and total volume of sales in the suburb by property type for the last 5 years.

The Age of Residents bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.

The Tenure of Owners graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.

The Bond Information table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

The Lending By Institution graph shows the total bonds registered by bank by year for the past 7 years in the suburb.

The Suburb Ranking tables enable users to identify those suburbs most similar in average price to the subject suburb. The ranking is provided against other suburbs in the municipality, province and country.